



Tenants of affordable housing will be qualified based on the maximum income schedules issued by the City of Morgan Hill using the Multi-Family Income tables issued by the California Department of Housing and Community Development (HCD). Maximum rents are calculated using the HCD Maximum Gross Rents, including Utility Allowance.

California Dept. of Housing & Community Development MULTI FAMILY Income Limits for County of: SANTA CLARA

2016 non-HERA Maximum Income Limits

		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Moderate	120%	\$ 89,840	\$ 102,800	\$115,650	\$ 128,500	\$ 138,800	\$ 149,050	\$ 159,350	\$ 169,600
Median*	100%	\$ 74,950	\$ 85,700	\$ 96,400	\$ 107,100	\$ 115,650	\$ 124,250	\$ 132,800	\$ 141,350
Lower	80%	\$ 59,400	\$ 67,900	\$ 76,700	\$ 84,900	\$ 91,650	\$ 98,450	\$ 105,250	\$ 112,050
Very Low*	50%	\$ 39,100	\$ 44,650	\$ 50,250	\$ 55,800	\$ 60,300	\$ 64,750	\$ 69,200	\$73,700
Extremely Low*	30%	\$ 23,450	\$ 26,800	\$ 30,150	\$ 33,500	\$ 36,200	\$ 38,900	\$ 41,550	\$ 44,250
*HCD Provided									

California Dept. of Housing & Community Development MULTI FAMILY Income Limits for County of: SANTA CLARA

2016 non-HERA Maximum Rents (Gross Rent including Utility Allowance)

		Efficiency	1 BR	2 BR	3 BR	4 BR
Moderate	120%	\$ 2,345	\$ 2,510	\$ 3,014	\$ 3,482	\$ 3,883
Median	100%	\$ 1,954	\$ 2,092	\$ 2,512	\$ 2,902	\$ 3,236
Lower	80%	\$ 1,563	\$ 1,674	\$ 2,010	\$ 2,322	\$ 2,589
Very Low	50%	\$ 977	\$ 1,046	\$ 1,256	\$ 1,451	\$ 1,618
Extremely Low	30%	\$ 586	\$ 628	\$ 753	\$ 870	\$ 971